(1)

Karen Johnson Davidson County
Batch# 476472 DEEDWARR
09/16/2020 10:32:30 AM 4 pgs
Fees: $23.00 Taxes: $481.00
20200916-0105691

Send Tax Statements To:
New OWNER

This Instrument Prepared By/Return to:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Ole South Properties, Inc
262 Robert Rose Dr., #300
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map/Parcel:
Lot 39 175-2-F/39CO
Lot 68 175-2-F/68CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **OLE SOUTH/CRAIGHEAD JOINT VENTURE, A TENNESSEE JOINT VENTURE**, has this day bargained and sold and does hereby transfer and convey unto **OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION,** their successors and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being all of Lot Nos. 39 & 68, on the plan of Final Plat, The Preserve, Phase 1, according to plat and survey appearing of record in Instrument No. 20200714-0076956, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ole South/Craighead Joint Venture, a Tennessee Joint Venture, by deed from Robert E Lanning, a Married Man, dated March 17, 2016, appearing of record in Instrument No. 20160318-0026022 and corrected in Instrument No. 20160323 -0027541, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants contained in instrument of record in Instrument No. 20180402-0030461; Declarations for Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180402-0030461 and in Instrument No. 20190524-0049357; Easement for Ingress/Egress and Overhead Electric and Public Utility of record in Instrument No. 20160318-0026022; Right of Way Easement conveyed to Colonial Pipeline Company dated July 19, 1963 of record in Book 3612, page 243, conveying an easement for pipe line right of way 50 feet x 25 feet (Tract 1); Right of Way containing 0.08 acres vested in the State of Tennessee by Judgement of record in Book 4099, page 599 in the matter of the State of Tennessee VS. Wilfred Pack et al in the City Court of Davidson County, Tennessee No. A1676 (Tract 1); Supplemental Right-of-Way Agreement of record in Book 4603, page 29, wherein an additional 30 foot strip of land adjacent to the right of way of record in Book 3612, page 243, is conveyed to Colonial Pipeline Company (Tract 1); Easement for Ingress and Egress purposes. Said Easement is described on the survey dated March 18, 1985, by Olsen, Zarnick, & Seybert, Inc. designated as Service No. 85-129, and called the Qwest Microwave, Inc. Plan as shown on unrecorded contract for sale of real estate (Tract 1); The portion of that premises embraced within the bounds of any streets, roads, or highways (Tract 1); Subject to any unrecorded leases pertaining to the use of the cell tower located upon the subject property (Tract 2); Easement for Ingress and Egress granted to Qwest Microwave V, Inc. by deed from Wilfred T Pack and wife, Elizabeth G Pack, of record in Book 6592, page 214 (Tracts 3 & 4); Perpetual Easement for Highway Purposes of record in Book 4907, page 494 (Tracts 3 & 4); Title to that portion of the premises embraced with the bounds of Old Hickory Boulevard (Tracts 3 & 4); and to any and all matters shown on said plat and survey of record in Instrument No. 20200714-0076956; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **OLE SOUTH PROPERTIES, INC., A**

TENNESSEE CORPORATION, their successors and assigns, forever. The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2020 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easement, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental property.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 11th day of September, 2020.

OLE SOUTH/CRAIGHEAD JOINT VENTURE,
a Tennessee Joint Venture

BY:_____
John D. Floyd, Manager

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared, **John D. Floyd,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Ole South/Craighead Joint Venture, the within named bargainor, a Tennessee Joint Venture, and that he, as Manager, being authorized so to do, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 11th day of September, 2020.

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Lindsay W Walker
NOTARY PUBLIC
My Commission Expires: 4/12/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 11th day of September, 2020.

NOTARY PUBLIC
My Commission Expires: 4/18/21

LINDSAY W WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Name: **Sheri Morgan**
Title: **President**

STATE OF Tennessee
COUNTY OF **Rutherford**

Witness my hand and official seal.



Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**